



# LAKERIDGE

LOGISTICS CENTRE



HIGHWAY 401

KINGSTON ROAD EAST

250,000-1,200,000 SF FOR LEASE

537 KINGSTON ROAD EAST | AJAX, ONTARIO

DEVELOPED BY



MARKETED BY



# ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY FOR LEASE

AVAILABLE Q4 2024

VISIT WEBSITE

WATCH VIDEO



On behalf of Pure Industrial, Avison Young is pleased to introduce the lease offering of 250,000 to 1,200,000 sf modern logistics distribution facility, strategically located on the 401 corridor in Ajax, Ontario.



Located directly along Highway 401 for ideal access to:

**CUSTOMERS**



**LABOUR**



**TRANSIT**



# AERIAL VIEW



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



# PROPERTY OVERVIEW



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

## PROPERTY HIGHLIGHTS



**250,000 - 1,200,000 SF**  
of available space



**SPEED TO MARKET**  
availability Q4 2024



**FLEXIBLE DESIGN**  
with ability to demise



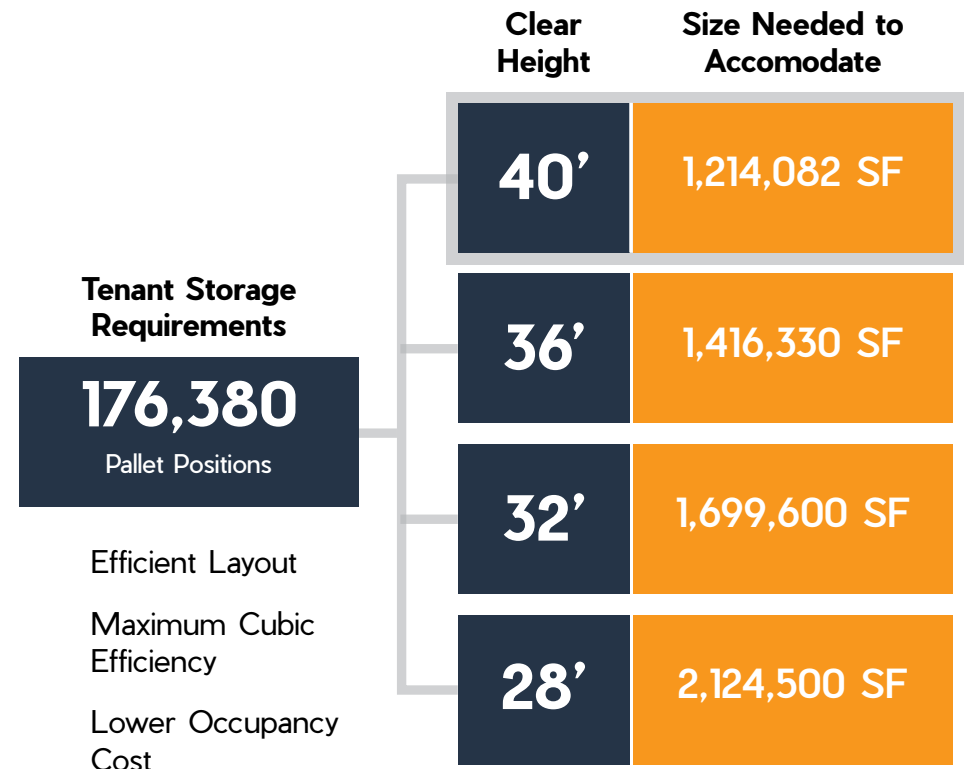
**VISIBLE FROM HIGHWAY 401**  
with accessibility to the largest markets in Canada



**PRIME LOGISTICS SPACE**  
with state-of-the-art construction

## 40' CLEAR HEIGHT SAVINGS

TENANT STORAGE REQUIREMENTS



# SITE PLAN & SPECS

ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



## TRANSIT

Kingston West/East  
Bound @ Alexanders  
Crossing



## SHIPPING

207 Truck Level Doors  
4 Drive-in Doors



## CLEAR HEIGHT

40'



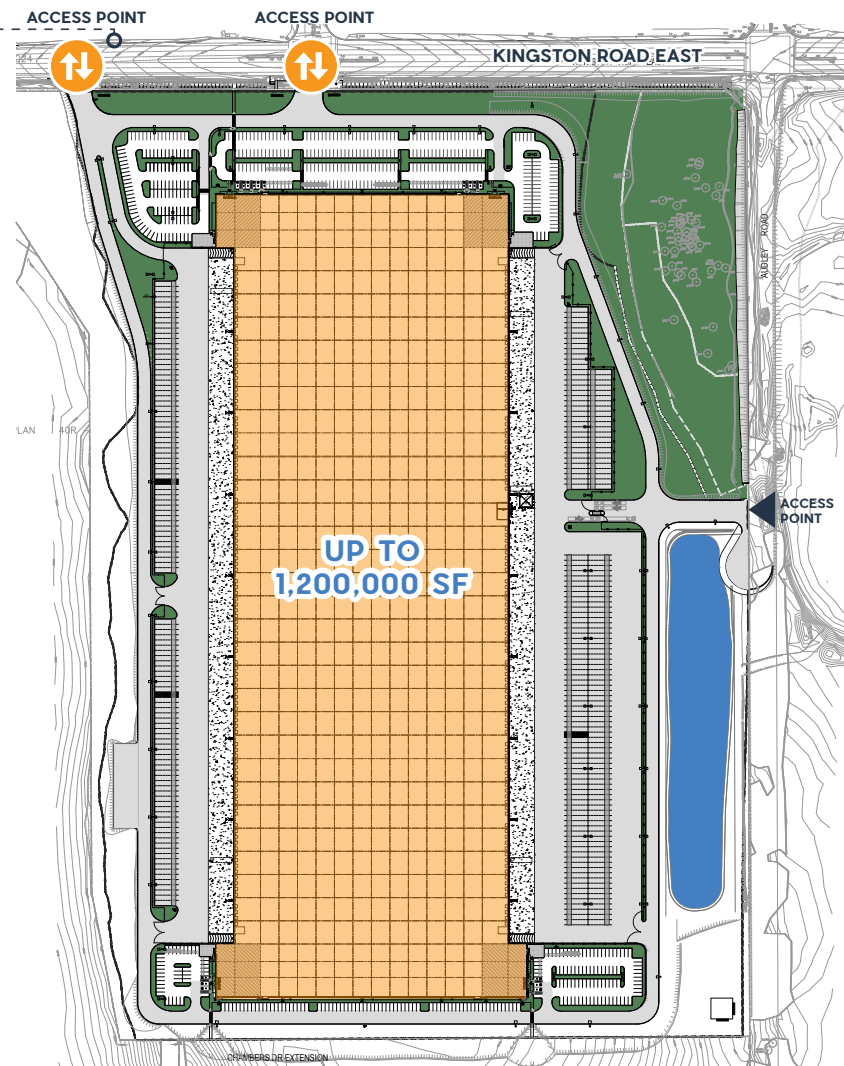
## PARKING

Auto: 619 Stalls  
Trailer: 308 Stalls  
EV: 38 Stalls



## POWER

5,000 Amps



## LIGHTING

LED



## OFFICE AREA

Build To Suit  
(Landlord standard spec)



## TRUCK COURT DEPTH

130' or 185' including  
trailer parking positions



## BAY SIZE

54'w x 43'd  
Staging Bay: 60'



## SPRINKLERS

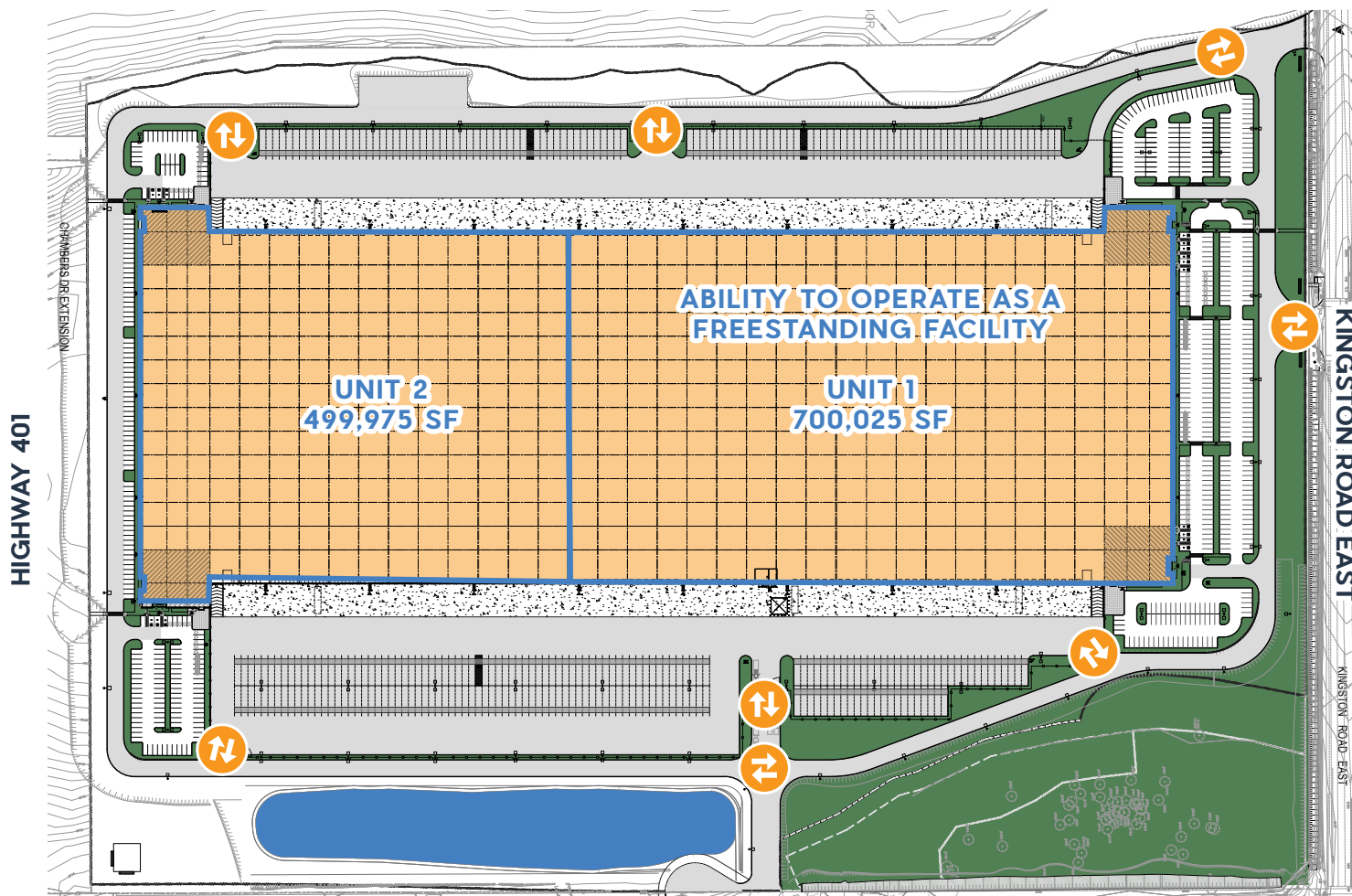
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# DEMISING CONCEPT



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

## DEMISING CONCEPT 1



### AVAILABLE SIZES

Unit 1	700,025 SF
Unit 2	499,975 SF

### OFFICE AREA

Build to Suit

### SHIPPING

Unit 1	124 TL/2 DI
Unit 2	83 TL/2 DI

### CAR PARKING

Unit 1	413 Stalls
Unit 2	206 Stalls

### TRAILER PARKING

Unit 1	164 Stalls
Unit 2	144 Stalls

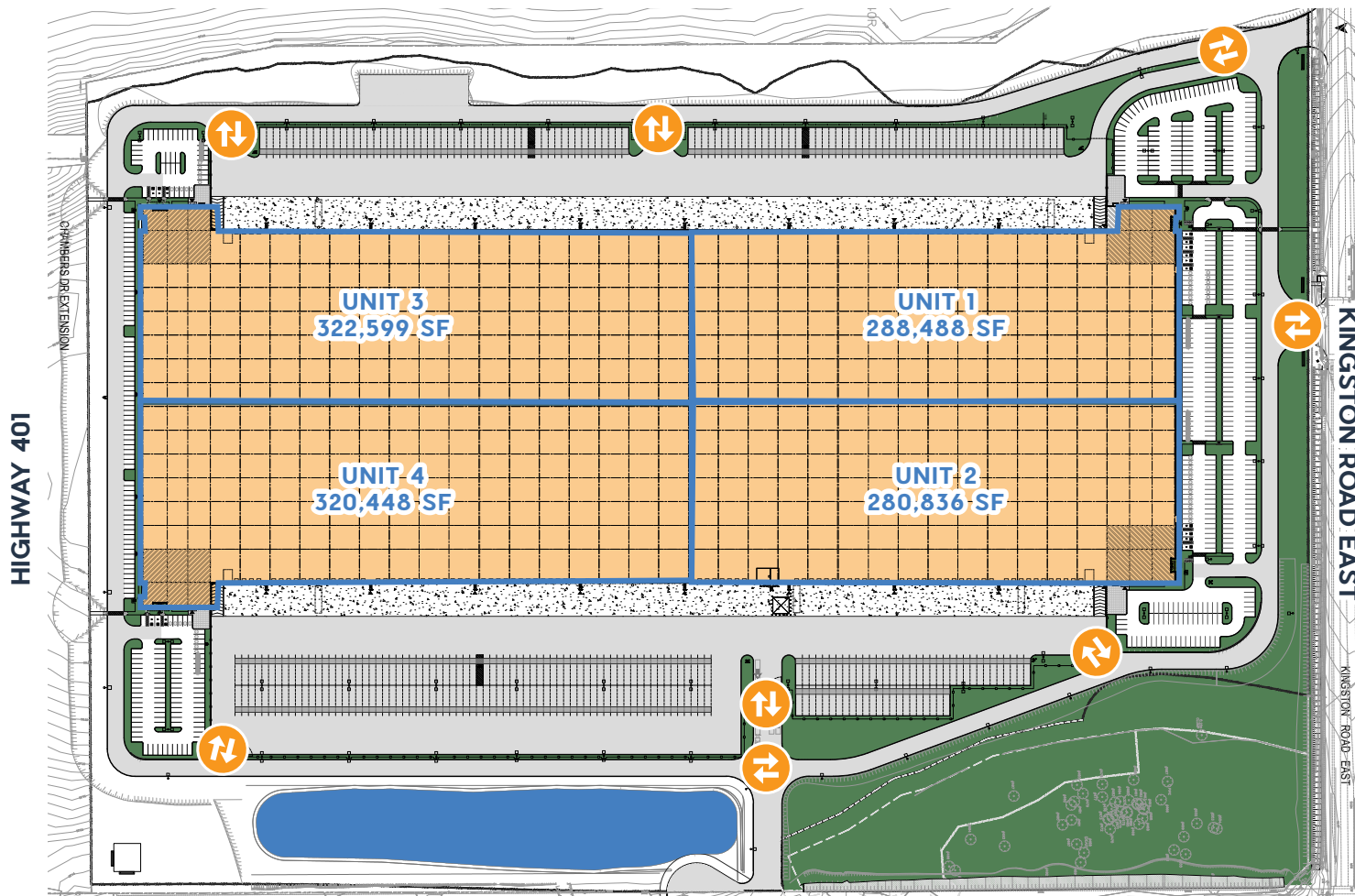
Note: Demising options are flexible. Speak with listing agent for details.

# DEMISING CONCEPT



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

## DEMISING CONCEPT 2



### AVAILABLE SIZES

Unit 1	288,488 SF
Unit 2	280,836 SF
Unit 3	322,599 SF
Unit 4	320,448 SF

### OFFICE AREA

Build to Suit

### SHIPPING

Unit 1	51 TL/1 DI
Unit 2	45 TL/1 DI
Unit 3	56 TL/1 DI
Unit 4	55 TL/1 DI

### CAR PARKING

Unit 1	266 Stalls
Unit 2	187 Stalls
Unit 3	77 Stalls
Unit 4	129 Stalls

### TRAILER PARKING

Unit 1	55 Stalls
Unit 2	58 Stalls
Unit 3	54 Stalls
Unit 4	141 Stalls

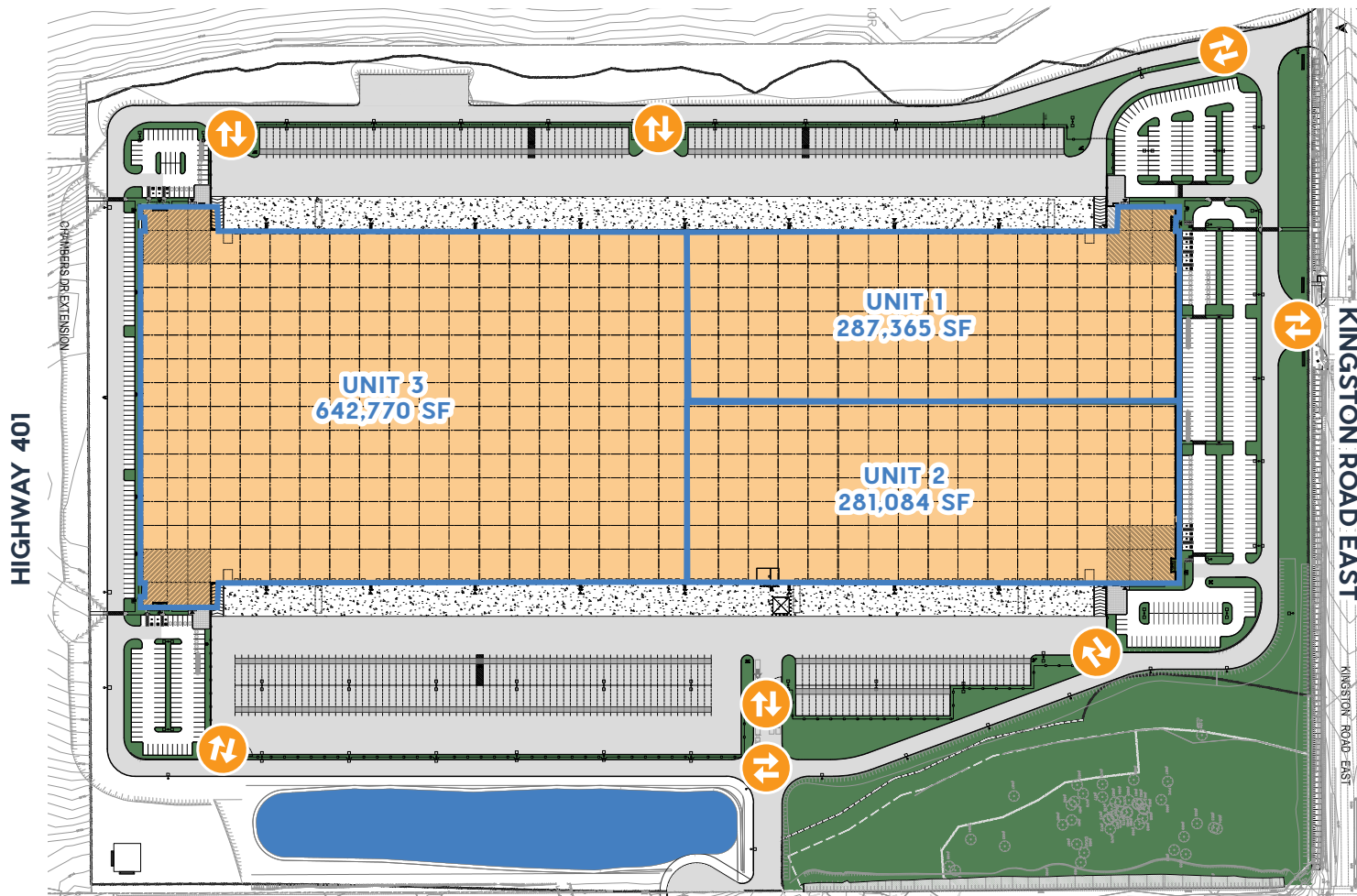
Note: Demising options are flexible. Speak with listing agent for details.

# DEMISING CONCEPT



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

## DEMISING CONCEPT 3



### AVAILABLE SIZES

Unit 1	287,365 SF
Unit 2	281,082 SF
Unit 3	662,770 SF

### OFFICE AREA

Build to Suit

### SHIPPING

Unit 1	51 TL/1 DI
Unit 2	45 TL/1 DI
Unit 3	111 TL/2 DI

### CAR PARKING

Unit 1	266 Stalls
Unit 2	187 Stalls
Unit 3	206 Stalls

### TRAILER PARKING

Unit 1	55 Stalls
Unit 2	58 Stalls
Unit 3	195 Stalls

Note: Demising options are flexible. Speak with listing agent for details.



# CONSTRUCTION PROGRESS

AS OF AUGUST 12, 2024



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

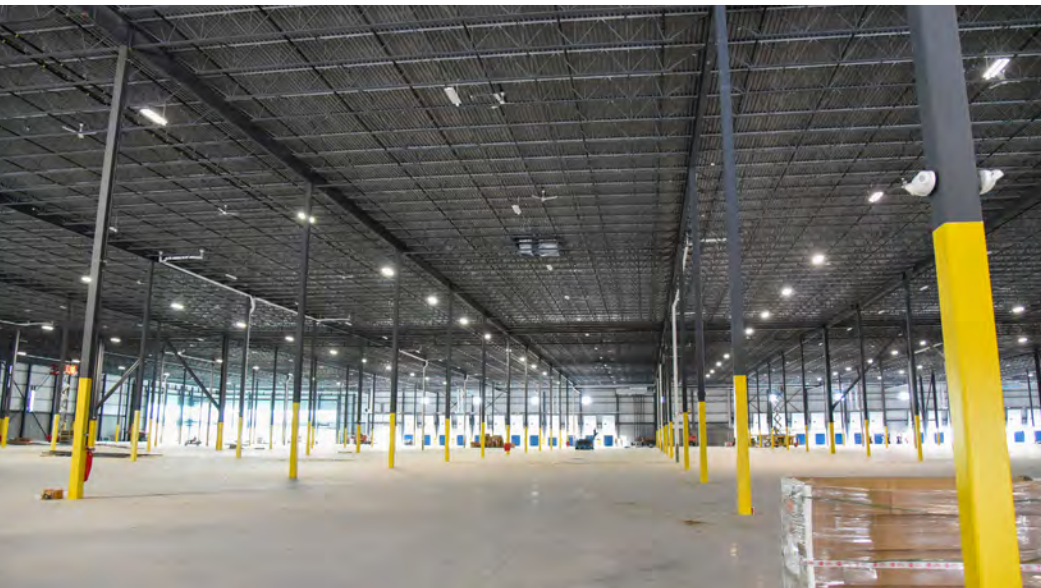


# WAREHOUSE PHOTOS

AS OF AUGUST 12, 2024



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



537 KINGSTON ROAD EAST, AJAX, ON

# NET ZERO CARBON DESIGN



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

Lakeridge Logistics Centre's innovative approach to construction and operational practices marks a significant step towards a more sustainable and environmentally friendly future. The Zero Carbon Designs, which are the first of their kind in Ajax, showcase a commitment to reducing carbon emissions and promoting green practices. Through renewable energy, electrified heat, and improved energy efficiency, LLC's design demonstrates a dedication to long term zero carbon performance from day one of occupancy.

High performance envelope and ultra efficient mechanical systems with advanced controls, supporting the transition to low-carbon energy sources



Opportunities for alternative transportation including public transit access, bicycle facilities and future electric vehicle charging stations



Targeting LEED Gold and CaGBC Zero Carbon Design Certification



Superior indoor air quality beyond base standards achieved via filtration and outside air



Future-proof infrastructure to be solar ready



Provisions for electric vehicle charging stations



Fully conditioned warehouse

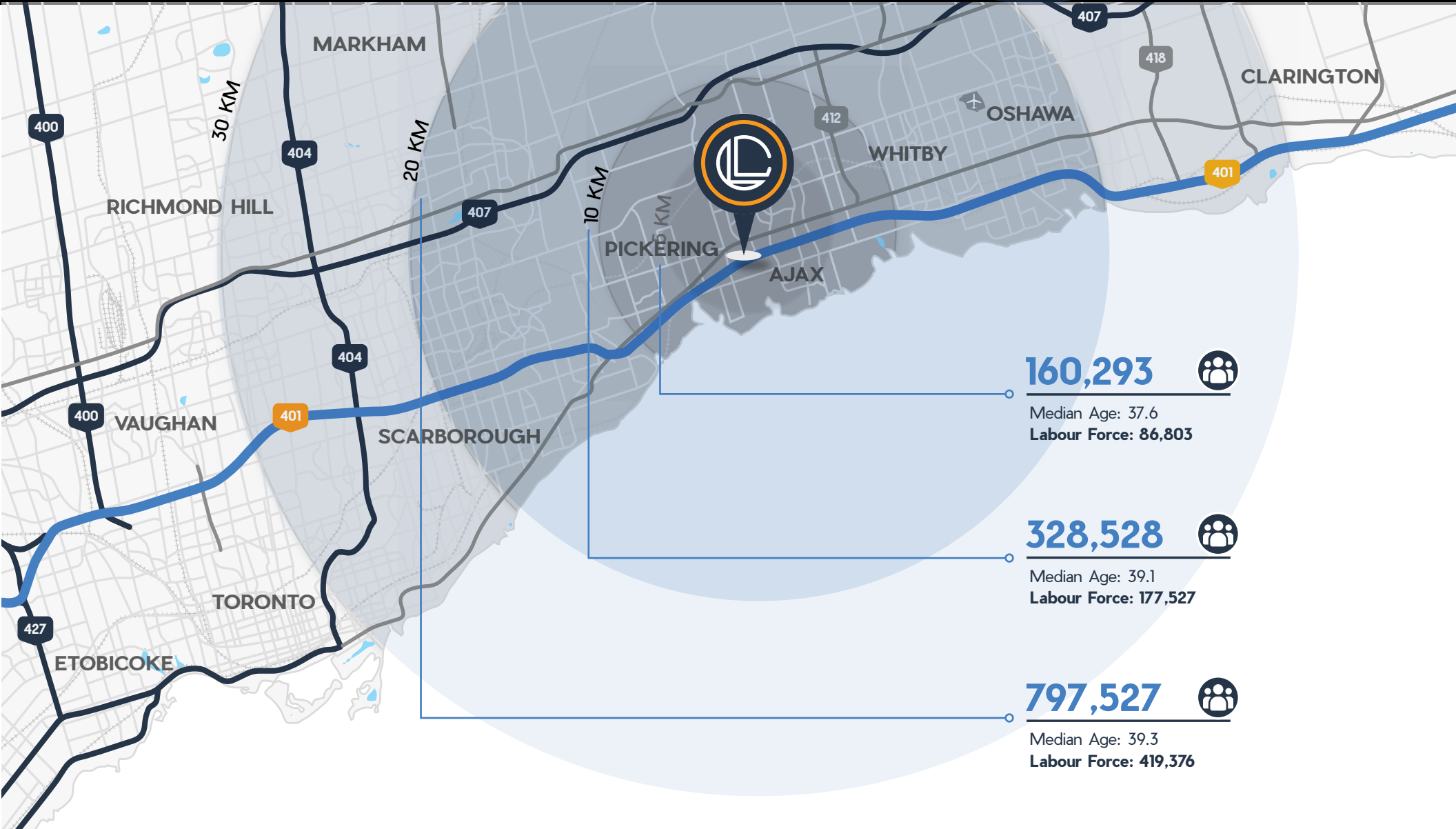
537 KINGSTON ROAD EAST, AJAX, ON





# PRIME DEMOGRAPHICS

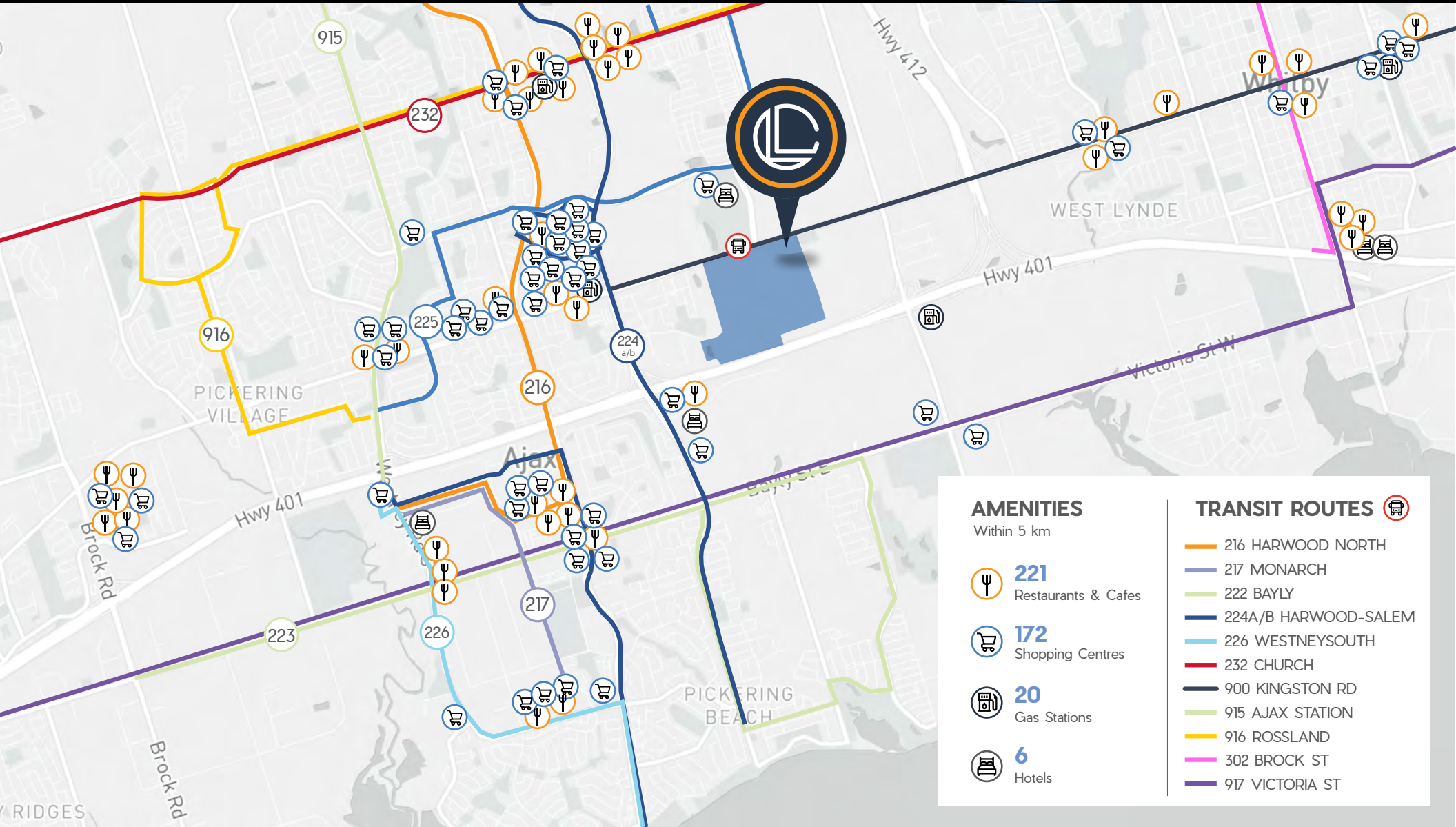
ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY



# LOCATION OVERVIEW



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY












## AMENITIES

Within 5 km

-  **221**  
Restaurants & Cafes
-  **172**  
Shopping Centres
-  **20**  
Gas Stations
-  **6**  
Hotels

## TRANSIT ROUTES

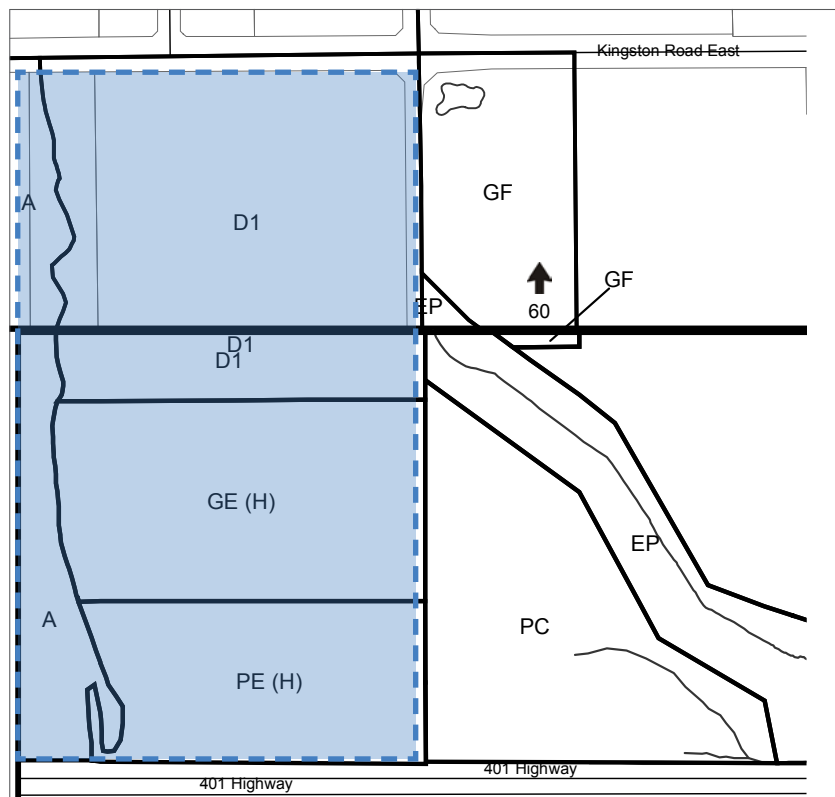
-  216 HARWOOD NORTH
-  217 MONARCH
-  222 BAYLY
-  224A/B HARWOOD-SALEM
-  226 WESTNEYSOUTH
-  232 CHURCH
-  900 KINGSTON RD
-  915 AJAX STATION
-  916 ROSSLAND
-  302 BROCK ST
-  917 VICTORIA ST

# ZONING & PERMITTED USES



ULTRA-MODERN CLASS-A ZERO CARBON INDUSTRIAL FACILITY

## ZONING MAP: PE(H), GE(H), D1



### LEGEND

- (1) May not exceed 20% of the GFA of the premises in which it is located.
- (2) Manufacturing is permitted only in wholly enclosed buildings.
- (3) Outdoor storage shall not exceed 50% of the site area and shall not be visible from the street.
- (4) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1
- (5) A place of worship shall continue to be permitted on lands known as 360 Westney Road South, 877 Westney Road South, and 438 Monarch Avenue.
- (6) A Commercial School shall mean a premises as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school or business school and any other similar specialized school, but shall exclude any elementary or secondary school registered with the Ministry of Education.

## PERMITTED USES

**Prestige Employment: PE(H)**  
 Accessory Retail Sales Outlet (1)  
 Banquet Facilities  
 Commercial Fitness Centre  
 Commercial School (6)  
 Community Centre  
 Day Care Facility  
 Drive-Thru Facility  
 Dry Cleaning Establishment  
 Emergency Service Facilities  
 Financial Institution  
 Funeral Home  
 Hotel  
 Licensed Accessory Outdoor Patio (4)  
 Light Manufacturing (2)  
 Medical Clinic  
 Motel  
 Motor Vehicle Rental Establishment  
 Motor Vehicle Sales Establishment  
 Offices  
 Personal Service Shop  
 Place Of Assembly  
 Place Of Entertainment  
 Public Storage Facility  
 Recreation Facility  
 Restaurant  
 Restaurant, Drive-Thru  
 Service or repair shop  
 Sports arena  
 Unlicensed Accessory Outdoor Patio  
 Veterinary clinic  
 Warehouse/ Distribution Centre

**General Employment: GE(H)**  
 Accessory Retail Sales Outlet (1)  
 Building And Construction Materials Facility  
 Contractors Yard  
 Dry Cleaning Establishment  
 Emergency Service Facilities  
 Light Manufacturing (2)  
 Machinery And Equipment Sales And Rental  
 Manufacturing  
 Motor Vehicle Repair Facility  
 Motor Vehicle Rental Establishment  
 Motor Vehicle Sales Establishment  
 Motor Vehicle Washing Establishment  
 Outdoor Storage (3)  
 Public Storage Facility  
 Service or repair shop  
 Veterinary clinic  
 Warehouse/ Distribution Centre

### Deferred Land: D1

**D1 - Zoning Schedules 60 & 61**  
 Zoning deferred for the lands located at the southwest corner of Kingston Road and Audley Road (known as the former Passvale site) pending the outcome of the site-specific development applications.

### D3 - Zoning Schedules 46 & 52

Zoning deferred for the lands located on the south side of Bayly Street, east of Pickering Beach Road – 301 Bayly Street pending the submission and approval of an Environmental Impact Study.

### D6 - Section 5.11 and Footnote (5) of Section 6.3.1

These sections have been deferred pending the review of a drivethru operations study to be submitted by the TDL Group Ltd. and the Ontario Restaurant Hotel and Motel Association.



# MEET THE TEAM



## OWNER / DEVELOPER

Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

[pureindustrial.ca](http://pureindustrial.ca)



## LEASING & MARKETING

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a 2021 winner of the Canada’s Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 10 consecutive years.

[avisonyoung.com](http://avisonyoung.com)

# BONUS COMMISSION



FOR A LIMITED TIME, CO-OPERATING BROKERS  
EARN AN **ADDITIONAL 1% ON YEAR 1 COMMISSIONS\***

## ELIGIBILITY

- Commission calculation is based on Net Rent only. Deal term minimum is 5 years.
- Bonus commissions not payable on any free rent periods negotiated in the deal. Commission is payable up to 10 years maximum.
- Only offered on leases 100,000 SF or larger. Promotion applicable to deal becoming unconditional between June 4, 2024 and December 31, 2024.
- Promotion excludes deals that were conditional or unconditional before June 4, 2024. Lease must commence before March 31, 2025.
- Promotion applies to new leases for vacant units only and does not apply to renewals, relocations, or expansions.
- Promotion applies exclusively to tenant representative brokers. Promotion does not apply to listing brokers.
- Offer applicable to properties located in Ontario and British Columbia only.



# LAKERIDGE

## LOGISTICS CENTRE

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